

150.0

0003

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

876,900 /

876,900

USE VALUE:

876,900 /

876,900

ASSESSed:

876,900 /

876,900

PROPERTY LOCATION

| | | |
|----|--------|--------------------------|
| No | Alt No | Direction/Street/City |
| 39 | | KENILWORTH RD, ARLINGTON |

OWNERSHIP

| | | |
|-----------|--------------------|------------|
| Owner 1: | CRILLY SEAN/ETAL | |
| Owner 2: | WAITE ELLEN M | |
| Owner 3: | | |
| Street 1: | 39 KENILWORTH ROAD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry |
| Postal: | 02476 | Own Occ: Y |
| | | Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 1984 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 5167 | | Sq. Ft. | Site | | 0 | 80. | 1.11 | 9 | | | | | | | | | 460,008 | | | | | | 460,000 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 101 | 5167.000 | 416,900 | | 460,000 | 876,900 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.119 | 416,900 | | 460,000 | 876,900 |
| Total Parcel | 0.119 | 416,900 | | 460,000 | 876,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 441.99 | /Parcel: | 441.99 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 101 | FV | 416,900 | 0 | 5,167. | 460,000 | 876,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 392,300 | 0 | 5,167. | 460,000 | 852,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 392,300 | 0 | 5,167. | 460,000 | 852,300 | 852,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 328,400 | 0 | 5,167. | 431,300 | 759,700 | 759,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 324,000 | 0 | 5,167. | 356,500 | 680,500 | 680,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 324,000 | 0 | 5,167. | 327,800 | 651,800 | 651,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 324,000 | 0 | 5,167. | 299,000 | 623,000 | 623,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 287,600 | 0 | 5,167. | 293,300 | 580,900 | 580,900 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| | | | | | | | | | |
|----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| CAGLAYAN ALPER | 24582-162 | | 6/1/1994 | | 250,000 | No | No | Y | |
| | | | | | | | | | |
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TAX DISTRICT

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|----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
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PAT ACCT.

| | | | | | | | | |
|------------|--------|----------|--------|-----|------------|----------|------------|------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 4/4/2016 | 380 | Wood Dec | 6,508 | | | | | add deck in rear |
| 11/17/2010 | 2302 | New Wind | 8,000 | | | | | REPL 8 WINDOWS |
| 11/2/2004 | 1050 | New Wind | 3,860 | | | G6 | GR FY06 | 4 REPL WNDWS |
| | | | | | | | | |
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BUILDING PERMITS

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|------------|--------|----------|--------|-----|------------|----------|------------|------------------|
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ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|-------------|
| Date | Result | By | Name |
| 7/14/2018 | Inspected | PH | Patrick H |
| 6/9/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/20/2009 | Measured | 372 | PATRIOT |
| 1/20/2009 | Measured | 372 | PATRIOT |
| 4/25/2005 | Permit Visit | BR | B Rossignol |
| 1/3/2000 | Inspected | 276 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/22/1999 | Entry Denied | 268 | PATRIOT |
| 7/12/1993 | | MF | |

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.11862

Total SF/SM: 5167

Parcel LUC: 101

One Family

Prime NB Desc Brackett

Total: 460,008

Spl Credit

Total: 460,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

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| Code | Descrip/No | Amount | Com. Int |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

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| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------|------|-------------|-----|-------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |

